

*As circulated* November 17, 2025  
Regular Council Meeting  
*January 2024* Elyria City Council

**1. CALL TO ORDER:**

The regular meeting of Elyria City Council was called to order on Monday November 17, 2025 at 6:59 p.m. by President Stewart. President Stewart opened the meeting requesting a moment of reflective silence. The Pledge of Allegiance was led by council member Lipian. President Stewart requested all cell phones please be turned off or placed on silent mode.

**2. ROLL CALL: COUNCIL MEMBERS**

PRESENT: Callahan, Cerra, Armstrong, Oswald, Mitchell, Tollett, Lipian, Siwierka, Davis, Schneider, Stewart

OTHERS PRESENT: Mayor Brubaker, SSD Pyanowski, Fin. Dir. Pileski, Law Director Deery, Police Chief Welsh, Fire Chief Pronesti, Engineer Schneider, Building Official Farkas, City Planner Schoenig, PWS Smallwood

**3. PUBLIC HEARINGS:**

The meeting recessed at 7:00 p.m. for Public Hearing.  
Clerk Lotko read the call to public hearing:

You are hereby notified that a Public Hearing will be held on  
**Monday, November 17<sup>th</sup>, 2025 at 7:00 P.M.** to consider the following:

An Ordinance Amending Section 1131.02, Codified Ordinances of The City of Elyria, Ohio, known as The Zoning Ordinance, to Rezone Certain Real Property Located on West Ridge Road, Elyria, from R-MHL Residential-Multi Household Low Density District and R-MHH Residential-Multi Household High Density District to R-MHH Residential-Multi Household High Density District.

*President Stewart asked if there any proponents*

Robert Baron, Builders and Developers, 27201 Royalton Road, Columbia Station. Requesting approval of a zoning change to an existing parcel that is zoned RMHL to RMHH, which is the current zoning for the balance of the parcel. The site total is 9.6 acres. With the zoning change, it will allow twenty-three buildings with four units each to be built. All buildings will be single story with a private entrance. Two separate driveways, one off of Brunswick and one off of West Ridge Road. Parking will be concrete pavement, with a detention pond that will manage to the stormwater. The sanitary sewer will be located off of Brunswick Drive and water will be available at both entranceways. Site plan listed for preview.

Council member Schneider stated that residents would like to inquire about buffering in a side bar conversation.

Council member Siwierka asked if streetlights would be installed on the private streets? Mr. Baron responded yes.

*President Stewart asked if there any other proponents?*

*There were none.*

*President Stewart asked if there any other proponents?*

*There were none.*



**3. PUBLIC HEARINGS: Continued**

*President Stewart asked if there were any opponents?*

*President Stewart asked if there were any other opponents?*

*President Stewart asked if there were any other opponents?*

*There were none.*

**President Stewart declared this public hearing had been held.**

**Sponsored by**

**Community  
Development**

C. Schneider  
A. Lipian  
K. Oswald  
D. Mitchell

**ORDINANCE NO. 2025- 187**

AN ORDINANCE AMENDING SECTION 1131.02, CODIFIED ORDINANCES OF THE CITY OF ELYRIA, OHIO, KNOWN AS THE ZONING ORDINANCE, TO REZONE CERTAIN REAL PROPERTY LOCATED ON WEST RIDGE ROAD, ELYRIA, FROM R-MHL RESIDENTIAL-MULTI-HOUSEHOLD LOW DENSITY DISTRICT AND R-MHH RESIDENTIAL-MULTI-HOUSEHOLD HIGH DENSITY TO R-MHH RESIDENTIAL-MULTI-HOUSEHOLD HIGH DENSITY DISTRICT.

Schneider moved, Mitchell seconded to pass this ordinance on its third reading.

**PASSAGE**

AYE: 11

NAY: 0

ABSENT: 0

**MOTION CARRIED**

**4. APPROVAL OF MINUTES:**

Mitchell moved, Schneider seconded to approve the Regular Council meeting minutes of the October 20, 2025 council meeting.

**MOTION CARRIED**

**5. REMARKS AND REPORTS OF CITY OFFICIALS:**

**Mayor: No Report**

**SSD:**

Safety Service Director Pyanowski provided an update on the street scanning report, it is in the final stage. The recent paving work that was completed will be added and the report will be disseminated.

Council member Oswald inquired about the process of the veteran banners. SSD Pyanowski explained the lifespan of the downtown veteran's banners has held up longer than anticipated. The original plan for the banners were to hang for three years and be provided to the family members. Additional space is being explored, in addition leadership changes have occurred at the Elyria Veterans Council. There is uncertainty surrounding cost due to transition. More information will be shared with council as it develops.

Council member Siwierka inquired about one of the utility accounts associated with upcoming Resolution 2025-51 that reflects "waiting on a leak credit" SSD Pyanowski shared that whatever



**5. REMARKS AND REPORTS OF CITY OFFICIALS: Continued**

amount remaining will be applied, he will confirm the amounts with PWS Connor to confirm the correct amount is certified with the auditor.

Council member Cerra asked for confirmation regarding leaf pick-up and if it will continue into the first part of December or until the first snowfall. SSD Pyanowski shared that continuance of leaf pick-up is reflective of the need. Last year crews were able to continue through mid December. Leaf pick-up schedule will be communicated when cut-off is near.

Council member Schneider inquired of the compost facility closing date. The compost facility is closed from December through March.

<https://www.cityofelyria.org/department/sanitation/yard-waste/>

**Finance Director:**

Finance Director Pileski shared that the October Income Tax Report was distributed and the income tax revenues from 2024 compared to 2025 are up 6.58% which is considerable growth and good news. The bad news is the cash balance in the general fund comparison is down \$2,089,540.00. Income tax revenue is not enough to cover expenditures that are being incurred.

**Law Director Deery:**

Law Director Deery shared that on Thursday November 19<sup>th</sup> her office would be participating in the ninth district court of appeals argument with respect to the former Days Inn ownership's challenge to the assignment of the receivership. There is no date as to a decision, however it typically does take at least sixty to ninety days for the ninth district after an oral argument to render a decision. A purchase agreement on the property is being finalized with the receiver. The ownership for Days Inn has also filed a federal lawsuit. The next status will be available in March.

Council member Davis, asked if it will be required to be in writing that the property has to be demolished. Law Director Deery explained that the "in transfer that the nuisance as is set forth in Ohio Law and in the court, order be abated."

Council member Mitchell inquired about an update from DBR. Law Director Deery stated no signed documentation has been received and that the city has not heard from DBR. The City of Elyria has signed documentation. Law Director Deery shared she understands that Elyria City Schools has not received signed documentation either.

Council member Siwierka inquired about the zoning for the Days Inn property, what else would be allowable at that location? Law Director Deery asked if that area would be a part of the overlay? Building Official Farkas explained it is not a part of the overlay, he believes it is zoned business general district, which is the most user- friendly district in the zoning code. BO Farkas stated he would have to defer to City Planner Schoenig regarding the re-write of the zoning. City Planner Schoenig shared that area is commercial zoning to allow most flexibility, similar to business general. The other district which permits more residential uses would be the corridor district which will allow town home uses in that area as well.

Law Director Deery stated that a status update for DBR is scheduled for December 16<sup>th</sup>.

**EPD: No Report**



**5. REMARKS AND REPORTS OF CITY OFFICIALS: Continued**

**EFD: No Report**

**Engineer Schneider: No Report**

**BO Farkas: No Report**

Council member Oswald asked about social media updates, he asked if further explanation could be provided. SSD Pyanowski explained regarding a big view explanation in communication and perspective in how things work within the department. The most recent social media video was a wastewater video showing the process that takes place at the plant. Some will be large scale, some will be more instructional, like the leaf pick-up video.

**City Planner Schoenig: No Report**

Council member Oswald asked about Airbandb processes for the city of Elyria. City Planner Schoenig explained I the proposed draft of the zoning codes it is to permit Airbandbs conditionally in residential districts. There would be a filter through Planning Commission and certain criteria would be listed in the use definition

Council member Siwierka inquired about the communication to safety services when the properties are rented.

City Planner Schoenig explained the information in the proposed zoning draft is for there to be a database for the uses. A current rental database exist that is underutilized. The intent is that the owners are registered with the city and the information would be provided to safety services.

**PWS Smallwood: No Report**

**6. PRESIDENT'S REFERRAL'S:**

*\*Matter is completed or partially completed*

1. The matter of applying for an ODNR Land and Water Conservation Fund grant to fund North Park Pool project.

**REFERRED BY:** P&R DIR. REARDON

**REFERRED TO:** FINANCE

2. The matter of 2026 Water Distribution fee ordinance update.

**REFERRED BY:** OPERATIONS MANAGER ROTHGERY

**REFERRED TO:** FINANCE

3. The matter of the 2026 McCaulley & Company contract.

**REFERRED BY:** MAYOR BRUBAKER

**REFERRED TO:** FINANCE

4. The matter of authorization to certify high grass bills to the Lorain County Auditor.

**REFERRED BY:** SSD PYANOWSKI

**REFERRED TO:** FINANCE



**6. PRESIDENT'S REFERRAL'S: Continued**

5. The matter of appeal and moral claim- damage from water main break.

**REFERRED BY:** JESSICA STEWART/ DAVID SCHRAUF

**REFERRED TO:** FINANCE

6. The matter of authorizing the Mayor to apply for and accept a loan for the State of Ohio State Infrastructure Bank.

**REFERRED BY:** ENGINEER SCHNEIDER

**REFERRED TO:** FINANCE

7. The matter of REA Business Advisors Sanitation Department Rate Study.

**REFERRED BY:** SSD PYANOWSKI

**REFERRED TO:** STRATEGIC PLANNING/FINANCE

8. The matter of appointments to the Elyria Demolition Board of Appeals for the 2026-28 term.

**REFERRED BY:** MARK F. CRAIG

**REFERRED TO:** UTILITIES

**Item 9 received and placed on filed in the clerk's office:**

9. List of receipts collected by each division of the Clerk of Court's office for October 2025.

**7. PETITIONS- LOBBY:** None

**8. PETITIONS-COUNCIL MEMBERS:** None

**9. REPORTS OF STANDING AND SPECIAL COMMITTEES:** None

**10. RESOLUTIONS FIRST READING:**

**Sponsored by**

**Finance**

P. Tollett

M. Siwierka

C. Schneider

J. Cerra

**RESOLUTION NO. 2025- 51**

A RESOLUTION APPROVING A LIST SUBMITTED BY THE SAFETY SERVICE DIRECTOR FOR THE COLLECTION OF DELINQUENT INACTIVE UTILITY ACCOUNTS AND DIRECTING THE CLERK OF COUNCIL TO CERTIFY SAID ACCOUNTS TO THE LORAIN COUNTY AUDITOR.

Tollett moved, Davis seconded to pass this resolution on its first reading under suspension of rules.

SUSPENSION

AYE: 11

NAY: 0

ABSENT: 0

MOTION CARRIED

PASSAGE

AYE: 11

NAY: 0

ABSENT: 0

MOTION CARRIED



**10. RESOLUTIONS FIRST READING: Continued**

**Sponsored by**

**Finance**

P. Tollett  
M. Siwierka  
C. Schneider  
J. Cerra

**RESOLUTION NO. 2025- 52**

A RESOLUTION APPROVING THE COLLECTION OF  
DEMOLITION RELATED COSTS FOR 330 WEST RIVER ROAD,  
ELYRIA, OHIO, 44035 AND DIRECTING THE CLERK OF  
COUNCIL TO CERTIFY SAID COSTS TO THE LORAIN  
COUNTY AUDITOR.

Tollett moved, Davis seconded to pass this resolution on its first reading under suspension of rules.

**SUSPENSION**

AYE: 11

NAY: 0

ABSENT: 0

**MOTION CARRIED**

**PASSAGE**

AYE: 11

NAY: 0

ABSENT: 0

**MOTION CARRIED**

**Sponsored by**

**Finance**

P. Tollett  
M. Siwierka  
C. Schneider  
J. Cerra

**RESOLUTION NO. 2025- 53**

A RESOLUTION APPROVING THE COLLECTION OF  
DEMOLITION RELATED COSTS FOR 342 11TH STREET,  
ELYRIA, OHIO, 44035 AND DIRECTING THE CLERK OF  
COUNCIL TO CERTIFY SAID COSTS TO THE LORAIN  
COUNTY AUDITOR.

Tollett moved, Davis seconded to pass this resolution on its first reading under suspension of rules.

**SUSPENSION**

AYE: 11

NAY: 0

ABSENT: 0

**MOTION CARRIED**

**PASSAGE**

AYE: 11

NAY: 0

ABSENT: 0

**MOTION CARRIED**

**Sponsored by**

**Finance**

P. Tollett  
M. Siwierka  
C. Schneider  
J. Cerra

**RESOLUTION NO. 2025- 54**

A RESOLUTION FINDING THAT THE CITY HAS UNFIT FOR  
MUNICIPAL USE CERTAIN CITY PROPERTY.

Tollett moved, Schneider seconded to pass this resolution on its first reading under suspension of rules.

**SUSPENSION**

AYE: 11

NAY: 0

ABSENT: 0

**MOTION CARRIED**

**PASSAGE**

AYE: 11

NAY: 0

ABSENT: 0

**MOTION CARRIED**



**11. RESOLUTIONS--SECOND READING:** None

**12. RESOLUTIONS--THIRD READING:** None

**13. ORDINANCES--FIRST READINGS:**

*Companion to above Resolution*

**Sponsored by**

**Finance**

P. Tollett  
M. Siwierka  
C. Schneider  
J. Cerra

**ORDINANCE NO. 2025-188**

AN ORDINANCE AUTHORIZING THE SAFETY SERVICE DIRECTOR OF THE CITY OF ELYRIA TO DISPOSE OF CITY PROPERTY THAT IS UNFIT FOR MUNICIPAL USE.

Tollett moved, Schneider seconded to pass this ordinance on its first reading under suspension of rules.

SUSPENSION	PASSAGE
AYE: 11	AYE: 11
NAY: 0	NAY: 0
ABSENT: 0	ABSENT: 0
MOTION CARRIED	MOTION CARRIED

**Sponsored by**

**Finance**

P. Tollett  
M. Siwierka  
C. Schneider  
J. Cerra

**ORDINANCE NO. 2025- 189**

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT TO LEASE REAL PROPERTY LOCATED AT 799 NORTH ABBE ROAD, OWNED BY THE CITY OF ELYRIA, AND DECLARING AN EMERGENCY.

Tollett moved, Davis seconded to pass this ordinance on its first reading under suspension of rules and declaring an emergency.

SUSPENSION	PASSAGE	EMERGENCY
AYE: 11	AYE: 11	AYE: 11
NAY: 0	NAY: 0	NAY: 0
ABSENT: 0	ABSENT: 0	ABSENT: 0
MOTION CARRIED	MOTION CARRIED	MOTION CARRIED

**Sponsored by**

**Finance**

P. Tollett  
M. Siwierka  
B. Davis  
C. Schneider  
J. Cerra

**ORDINANCE NO. 2025- 190**

AN ORDINANCE AUTHORIZING THE ADOPTION OF THE PROPOSED 2025 COMPENSATION STUDY COMPLETED BY G ALLAGHER BENEFIT SERVICES, INC.

Tollett moved, Schneider seconded to pass this ordinance on its first reading under suspension of rules and declaring an emergency.

SUSPENSION	PASSAGE	EMERGENCY
AYE: 11	AYE: 11	AYE: 11



**13. ORDINANCES--FIRST READINGS: Continued**

NAY: 0	NAY: 0	NAY: 0
ABSENT: 0	ABSENT: 0	ABSENT: 0
MOTION CARRIED	MOTION CARRIED	MOTION CARRIED

**Sponsored by****Finance**

P. Tollett  
 M. Siwierka  
 C. Schneider  
 J. Cerra

**ORDINANCE NO. 2025- 191**

AN ORDINANCE AUTHORIZING THE FINANCE DIRECTOR  
 TO TRANSFER FUNDS TO THE SPECIFIED ACCOUNT.

Tollett moved, Schneider seconded to pass this ordinance on its first reading under suspension of rules.

SUSPENSION	PASSAGE
AYE: 11	AYE: 11
NAY: 0	NAY: 0
ABSENT: 0	ABSENT: 0
MOTION CARRIED	MOTION CARRIED

**Sponsored by****Finance**

P. Tollett  
 M. Siwierka  
 C. Schneider  
 J. Cerra

**ORDINANCE NO. 2025- 192**

AN ORDINANCE AMENDING ORDINANCE NO. 2025-37,  
 KNOWN AS THE "2025 PERMANENT APPROPRIATIONS  
 ORDINANCE," TO CHANGE FUNDS IN VARIOUS ACCOUNTS.

Tollett moved, Schneider seconded to pass this ordinance on its first reading under suspension of rules.

SUSPENSION	PASSAGE
AYE: 11	AYE: 11
NAY: 0	NAY: 0
ABSENT: 0	ABSENT: 0
MOTION CARRIED	MOTION CARRIED

**Sponsored by****Finance**

C. Schneider  
 M. Siwierka  
 J. Cerra

**ORDINANCE NO. 2025- 193**

AN ORDINANCE TO REFLECT UPDATED WAGES FOR  
 CERTAIN NON-BARGAINING EMPLOYEES OF THE ELYRIA  
 MUNICIPAL COURT.

Davis moved, Cerra seconded to pass this ordinance on its first reading under suspension of rules and declaring an emergency.

Tollett recused himself

SUSPENSION	PASSAGE	EMERGENCY
AYE: 10	AYE: 10	AYE: 10
NAY: 0	NAY: 0	NAY: 0
ABSENT: 0	ABSENT: 0	ABSENT: 0
MOTION CARRIED	MOTION CARRIED	MOTION CARRIED



**13. ORDINANCES--FIRST READINGS: Continued**

**ORDINANCE NO. 2025- 194**

AN ORDINANCE AMENDING ORDINANCE NO. 2025-86, TO  
ADDRESS CERTAIN ELYRIA MUNICIPAL COURT  
EMPLOYEES SALARIES, NON-ELECTED, NON-BARGAINING,  
AND DECLARING AN EMERGENCY.

Davis moved, Cerra seconded to pass this ordinance on its first reading under suspension of rules and declaring an emergency.

Tollett recused himself

SUSPENSION	PASSAGE	EMERGENCY
AYE: 10	AYE: 10	AYE: 10
NAY: 0	NAY: 0	NAY: 0
ABSENT: 0	ABSENT: 0	ABSENT: 0
MOTION CARRIED	MOTION CARRIED	MOTION CARRIED

**ORDINANCE NO. 2025- 195**

AN ORDINANCE AMENDING ORDINANCE NO. 2025-97, TO  
ADDRESS THE WAGE ADJUSTMENT FOR CERTAIN NON-  
BARGAINING CLASSIFIED AND UNCLASSIFIED CHAPTER  
165 EMPLOYEES ON ACCOUNT OF THE GALLAGHER  
COMPENSATION STUDY, AND DECLARING AN  
EMERGENCY.

Tollett moved, Schneider seconded to pass this ordinance on its first reading under suspension of rules and declaring an emergency.

SUSPENSION	PASSAGE	EMERGENCY
AYE: 11	AYE: 11	AYE: 11
NAY: 0	NAY: 0	NAY: 0
ABSENT: 0	ABSENT: 0	ABSENT: 0
MOTION CARRIED	MOTION CARRIED	MOTION CARRIED

**ORDINANCE NO. 2025- 196**

AN ORDINANCE AMENDING ELYRIA CODIFIED ORDINANCE  
CHAPTER 165 EMPLOYEES GENERALLY, SECTION 165.33  
PAYGRADES; STATUS, AND DECLARING AN EMERGENCY.

Tollett moved, Davis seconded to pass this ordinance on its first reading under suspension of rules and declaring an emergency.

SUSPENSION	PASSAGE	EMERGENCY
AYE: 11	AYE: 11	AYE: 11
NAY: 0	NAY: 0	NAY: 0
ABSENT: 0	ABSENT: 0	ABSENT: 0
MOTION CARRIED	MOTION CARRIED	MOTION CARRIED



**13. ORDINANCES--FIRST READINGS: Continued**

**Sponsored by**

**Community**

**Development**

C. Schneider

D. Mitchell

K. Oswald

T. Callahan

**Finance**

C. Schneider

P. Tollett

M. Siwierka

J. Cerra

**ORDINANCE NO. 2025- 197**

AN ORDINANCE APPROVING THE APPLICATION FOR THE DOWNTOWN HISTORIC REDEVELOPMENT GRANT PROGRAM, CREATED BY ORDINANCE 2021-31, FOR IMPROVEMENTS AT 353 – 361 BROAD STREET, ELYRIA, OHIO.

Schneider moved, Tollett seconded to pass this ordinance on its first reading under suspension of rules.

**SUSPENSION**

AYE: 11

NAY: 0

ABSENT: 0

**MOTION CARRIED**

**PASSAGE**

AYE: 11

NAY: 0

ABSENT: 0

**MOTION CARRIED**

**Sponsored by**

**Utilities**

D. Mitchell

V. Stewart III

K. Oswald

**Finance**

C. Schneider

P. Tollett

M. Siwierka

J. Cerra

**ORDINANCE NO. 2025- 198**

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH UTILITEC/DOXIM FOR UTILITY AND STORMWATER BILL PROCESSING AND MAILING SERVICES FOR THE CITY OF ELYRIA, AND DECLARING AN EMERGENCY .

Mitchell moved, Cerra seconded to pass this ordinance on its first reading under suspension of rules and declaring an emergency.

**SUSPENSION**

AYE: 11

NAY: 0

ABSENT: 0

**MOTION CARRIED**

**PASSAGE**

AYE: 11

NAY: 0

ABSENT: 0

**MOTION CARRIED**

**EMERGENCY**

AYE: 11

NAY: 0

ABSENT: 0

**MOTION CARRIED**

**15. ORDINANCES--THIRD READING: None**



Minutes Approved

*As circulated* November 17, 2025  
Regular Council Meeting  
*January 2026* Elyria City Council

**16. COMMITTEE CALLS:**

**FINANCE**

Mon. 11/24/2025 Beginning at 6:00 P.M. All Referred Items Council Chambers w/ P. Tollett, Chr., w/Mayor, Finance Director, Law Director, SSD, Engineer

**COMMUNITY DEVELOPMENT**

Mon. 11/24/2025 Immediately following Finance. All Referred Items Council Chambers w/ C. Schneider w/Mayor, Finance Director, Law Director, SSD, Engineer

**UTILITIES**

Wed. 11/19/2025 Beginning at 6:00 P.M. All Referred Items Council Chambers w/Mayor, w/ D. Michell, Finance Director, Law Director, SSD, Engineer

**STRATEGIC PLANNING**

Mon. 12/1/2025 Immediately following Council Meeting All Referred Items Council Chambers W/ Mayor, Safety Service Director, Finance Director, Law Director, Engineer

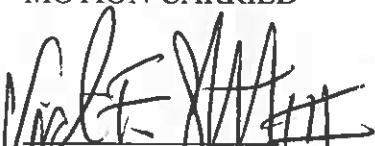
**17. MISCELLANEOUS AND UNFINISHED BUSINESS:**

Council member Armstrong provided an update on the Compost Facility Schedule, according to their flyer, they have seven days remaining to be open for the season.

**18. ADJOURNMENT:**

Mitchell moved, Schneider seconded to adjourn the Regular Council Meeting at 7:36 p.m.

MOTION CARRIED

  
Victor Stewart, III  
Clerk of Council

  
Donna Mitchell  
President of Council

YouTube Link: <https://www.youtube.com/watch?v=rhbWepeFJj8&t=165s>

Rlp/

